



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

98 Hampstead Circle NW
Calgary, Alberta

MLS # A2334366



\$950,000

Division:	Hamptons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this exceptional 2-storey home in the Hamptons! This prime location offers over 3,200 sq.ft. of developed living space, a fully finished basement, and a sunny south-facing backyard — all within walking distance to Hamptons School, tennis courts, outdoor skating rink & basketball courts. This exceptional family home features 4 bedrooms and 4 full bathrooms, showcasing pride of ownership throughout. Highlights include a durable tile roof, gleaming hardwood flooring throughout the upper two levels, and an impressive open-to-above living and dining room with soaring ceilings that create a bright and spacious atmosphere. The sun-filled family room features a cozy fireplace and custom built-in bookshelves, while the gourmet kitchen is designed for both everyday living and entertaining, complete with granite countertops, extended-height cabinetry, a central island, and a bright breakfast nook with access to the rear deck with privacy screens. The main floor also offers a versatile office/den or bedroom, a full bathroom, and convenient laundry room with newer washer & dryer (2025). A stunning curved staircase leads to the upper level, where you'll find 3 generously sized bedrooms and 2 renovated bathrooms. The spacious primary retreat features a luxurious 5-piece ensuite with quartz countertops, double vanity, jetted tub, separate shower, and a large walk-in closet. The fully developed basement expands your living space with a large recreation room, hobby room, den with double French doors, and an additional 3-piece bathroom. Outside, enjoy the beautifully landscaped backyard with mature trees, a vinyl deck, and a huge concrete patio with privacy glass — perfect for relaxing or entertaining, with no rear neighbors for added privacy. Ideally located close to schools, parks, golf courses, transit, Superstore, and major roadways

including Country Hills Boulevard and Stoney Trail, offering convenient access throughout the city. See Virtual Tour! Book your private showing with your favorite agent today!